

Mr Richard Webb
Webb Architects Ltd
115 Clifford Gardens
London
NW10 5LJ

Application Ref: **2009/4045/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 6374

13 July 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Trinity Walk
Land to the rear of 106 Finchley Road
London
NW3 5JN

Proposal:
Erection of a new 2 storey, plus basement single dwelling house to the rear of 106 Finchley Rd.

Drawing Nos: 989.01.00 (Site Location Plan); 01.01; 01.02; 01.10(G); 01.11(F); 01.12(F); 01.14(B); 02.01; 02.02; 02.04; 02.06; 02.07; 02.08; 02.10(A); 02.11(C); 02.12(B); 02.13(A); 02.14(C); 03.10(C); 03.11 (C); 03.12(B); 03.13(A); 03.14(A); 03.15(C); 03.16(A); 03.17(A); 03.18(A); 05.10; Sustainability Statement by Webb Architects; and 'Noise Assessment' Technical Report by Sound Solution Consultants dated 02/03/2010 (Draft).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until sections drawings at scale 1:1 or samples (as appropriate) of the framing and joints for all external glazed windows and doors shall be submitted to and 1 metre by 1 metre sample panel of the approved brickwork and pointing shall be constructed on site and be approved in writing by the council before the relevant part of the scheme is implemented. The development shall be carried out in full and strict accordance with the approved materials.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Notwithstanding the submitted details, full details in respect of the green roof on the new house hereby approved (including construction, bio diversity type of planting species and density, a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance and management) shall be submitted to and approved by the local planning authority before the development commences. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A, B and C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies B1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The proposed development hereby permitted shall be commenced in accordance with the noise mitigation measures recommended in 'Noise Assessment' Technical Report by Sound Solution Consultants to comply with British Standard 8233 for Sound Insulation and Noise Reduction for Buildings and shall be maintained and retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the proposed development in accordance with the requirements of policies SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to first occupation of the development the refuse and recycling storage facilities shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The first floor bathroom window on the proposed east elevation shown in the approved drawing: 989.03.13 (A), should be provided with obscure glazing and fixed shut, below a height of 1.7m prior to the first use of the approved development, and permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans: 989.01.00 (Site Location Plan); 01.01; 01.02; 01.10(G); 01.11(F); 01.12(F); 01.14(B); 02.01; 02.02; 02.04; 02.06; 02.07; 02.08; 02.10(A); 02.11(C); 02.12(B); 02.13(A); 02.14(C); 03. 10(C); 03.11 (C); 03.12(B); 03.13(A); 03.14(A); 03.15(C); 03.16(A); 03.17(A); 03.18(A); 05.10; Sustainability Statement by Webb Architects; and 'Noise Assessment' Technical Report by Sound Solution Consultants dated 02/03/2010 (Draft).

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 Reasons for granting permission.

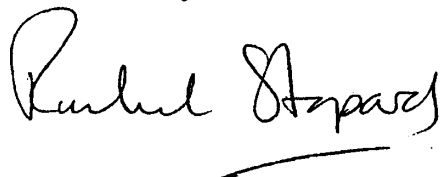
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 (quality of life), SD2 (planning obligations), SD6 (amenity of occupiers and neighbours), SD7B (noise/vibration pollution), SD8 (disturbance from demolition and construction), SD9 (resources and energy), H1

(new housing), H7 (lifetime homes and wheelchair housing), B1 (general design principles), N4 (provision of public open space), N5 (biodiversity), N8 (ancient woodlands and trees), T3 (pedestrian and cycling), T7 (off-street parking, city car clubs and city bike schemes), T8 (car free housing and car capped housing), T9 (impact of parking), T12 (works affecting highways), and Appendix 1 (noise and vibration thresholds). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Street Environment Service (Waste) on 020 7974 6914 or see the website www.camden.gov.uk/waste
- 7 You are advised that the Council will expect all new buildings and structures to be as energy efficient and sustainable as is reasonably practicable and welcomes the measures that have been indicated to date.
- 8 You are advised, pursuant to the requirements of Condition 3 (green roof) above, to research best practice and to discuss the proposed details with Celeste Giusti [0207 974 2085] prior to submitting your intended scheme for approval. The Council will expect the submitted details to at least comply with current best practice, and to be self-irrigating by rainwater.
- 9 You are advised to comply with the Metropolitan Police's 'Secured by Design Principles (<http://www.securedbydesign.com>).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.